

184.0

0006

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

654,600 /

654,600

USE VALUE:

654,600 /

654,600

ASSESSED:

654,600 /

654,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
223		WOLLASTON AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ROBINSON SPENCER/SUSAN	
Owner 2:		
Owner 3:		

Street 1:	74 GRANDVIEW RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:	SPARANGES GEORGE L & ANNE -
Owner 2:	-

Street 1:	223 WOLLASTON AVE
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 6,914 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1959, having primarily Aluminum Exterior and 1554 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6914		Sq. Ft.	Site		0	70.	0.917										439,192						439,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6914.000	215,400		439,200	654,600		123930
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18

Total Card / Total Parcel

654,600 /

654,600

654,600 /

654,600

654,600 /

654,600



USER DEFINED

Prior Id # 1:	123930
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:11:06
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,400	0	6,914.	439,200	654,600	654,600	Year End Roll	12/18/2019
2019	101	FV	199,700	0	6,914.	439,200	638,900	638,900	Year End Roll	1/3/2019
2018	101	FV	199,700	0	6,914.	370,200	569,900	569,900	Year End Roll	12/20/2017
2017	101	FV	199,700	0	6,914.	338,800	538,500	538,500	Year End Roll	1/3/2017
2016	101	FV	199,700	0	6,914.	288,600	488,300	488,300	Year End	1/4/2016
2015	101	FV	179,800	0	6,914.	251,000	430,800	430,800	Year End Roll	12/11/2014
2014	101	FV	179,800	0	6,914.	232,100	411,900	411,900	Year End Roll	12/16/2013
2013	101	FV	179,800	0	6,914.	220,900	400,700	400,700		12/13/2012

Parcel ID

184.0-0006-0019.0

PAT ACCT.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPARANGES GEORG	36537-541		9/27/2002		358,000	No	No		
	19175-591		7/1/1988			No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2018		MEAS&NOTICE						HS Hanne S
12/8/2008		Meas/Inspect						372 PATRIOT
10/15/2008		Meas/Inspect						163 PATRIOT
12/5/2002		MLS						MM Mary M
9/29/1999		Meas/Inspect						197 PATRIOT
7/22/1993								MF

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Meas/Inspect	372	PATRIOT
10/15/2008	Meas/Inspect	163	PATRIOT
12/5/2002	MLS	MM	Mary M
9/29/1999	Meas/Inspect	197	PATRIOT
7/22/1993		MF	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 18 - Raised Ranch	1	Rating: Average																		
Sty Ht: 1 - 1 Story		Rating:																		
(Liv) Units: 1	Total: 1	Rating:																		
Foundation: 1 - Concrete		Rating:																		
Frame: 1 - Wood		Rating: Average																		
Prime Wall: 3 - Aluminum		Rating:																		
Sec Wall:	%	Rating:																		
Roof Struct: 1 - Gable		Rating:																		
Roof Cover: 1 - Asphalt Shgl		Rating: Average																		
Color: GREEN		Rating:																		
View / Desir:		Rating:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID												
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1										
Year Blt: 1959	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O											
Alt LUC:	Alt %:			Fpl: 2	Rating: Average			Other												
Jurisdict:	Fact: .			WSFlue:	Rating:			Upper												
Const Mod:								Lvl 2												
Lump Sum Adj:								Lvl 1												
INTERIOR INFORMATION				CONDOS INFORMATION				Lower												
Avg Ht/FL: STD				Location:				Totals	RMS: 5	BRs: 3	Baths: 1	HB: 1								
Prim Int Wall: 2 - Plaster				Total Units:																
Sec Int Wall:	%			Floor:																
Partition: T - Typical				% Own:																
Prim Floors: 3 - Hardwood				Name:																
Sec Floors:	%																			
Bsmnt Flr: 12 - Concrete																				
Subfloor:																				
Bsmnt Gar: 1																				
Electric: 3 - Typical																				
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 1 - Oil																				
Heat Type: 3 - Forced H/W																				
# Heat Sys: 1																				
% Heated: 100		% AC:																		
Solar HW: NO		Central Vac:	NO																	
% Com Wall		% Sprinkled:																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 184.0-0006-0019.0										IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			AssessPro Patriot Properties, Inc
More: N	Total Yard Items:					Total Special Features:								Total:						